



to let

commercial

652 Chesterfield Road, Woodseats, S8 0SB

Retail / Takeaway Opportunity with Ancillary Accommodation Above



ROY PETERS ESTATES

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652 Chesterfield Road, Woodseats, S8 0SB

652 Chesterfield Road comprises a prominent mixed-use property situated within the popular Woodseats area of Sheffield. Previously occupied as a takeaway, the property benefits from an established hot food use and provides accommodation arranged over basement, ground, first and second floor levels.

The ground floor comprises a commercial unit suitable for a variety of uses, subject to any necessary consents, together with ancillary accommodation to the upper floors accessed directly from the ground floor commercial unit.

The basement provides useful storage accommodation, with the upper floors lending themselves to a range of ancillary uses including office, staff or welfare space.

Rent

£1,200 per calendar month

Accommodation Area

No	Accommodation	Sq ft (Approx)
1	Basement Storage	139 sq ft (12.9 sq m)
2	Ground Floor Commercial Unit	307 sq ft (28.5 sq m)
3	First Floor Ancillary Accommodation	326 sq ft (30.3 sq m)
4	Second Floor Ancillary Accommodation	291 sq ft (27.0 sq m)
Total Approximate Area		1,063 sq ft (98.8 sq m)

Location

The property is located on Chesterfield Road within the popular Woodseats area of Sheffield. The area benefits from a wide range of independent retailers, cafés, restaurants and national occupiers, creating a vibrant and well-established trading environment.

Woodseats is situated approximately 3 miles south of Sheffield City Centre and provides excellent access to Abbey Lane, Ecclesall Road, London Road and the wider Sheffield road network.

Business Rates

Interested parties are advised to make their own enquiries with Sheffield City Council regarding business rates liability and any available reliefs.

EPC (Energy Performance Certificate)

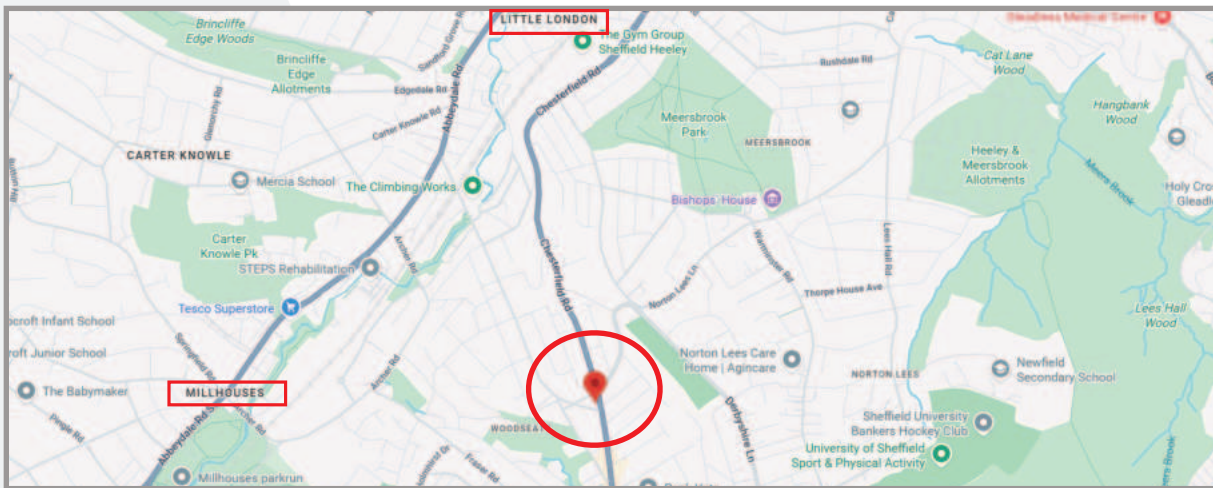
Available on request

VAT

VAT is not applicable to the rent for this property.

Legal costs

Each party will be responsible for their own legal costs in connection with any transaction.



MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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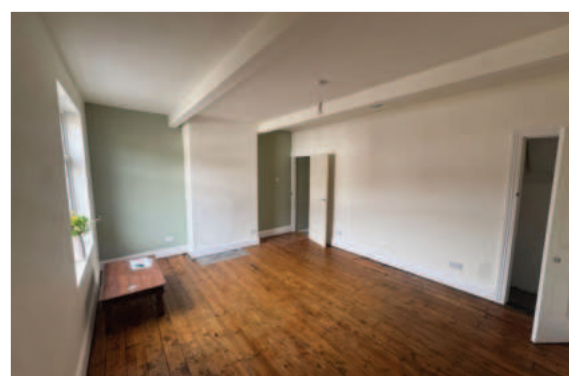
Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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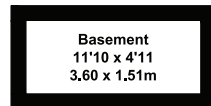
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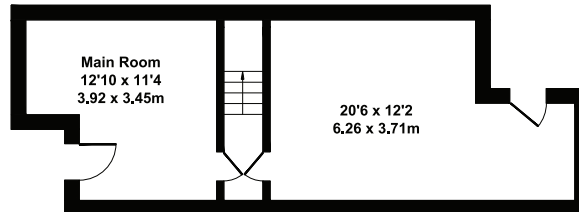
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Floorplan

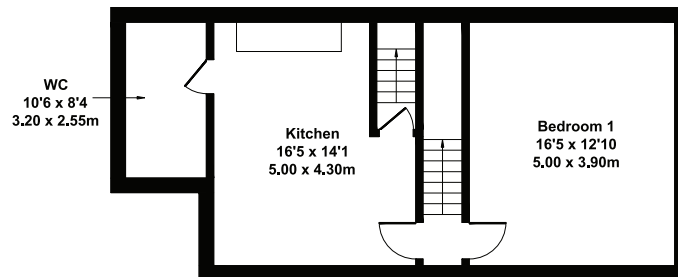
GROUND FLOOR



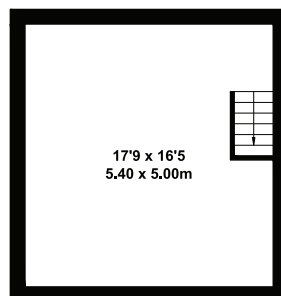
BASEMENT



FIRST FLOOR



SECOND FLOOR



Approximate Gross Internal Area
1324 sq ft - 123 sq m

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